

LANDS NOW OR FORMERLY
DONKER
SECTION 52, BLOCK 1, LOT 70
LIBER 2275, PAGE 380

LANDS NOW OR FORMERLY
SPEIRS
SECTION 56, BLOCK 1, LOT 53.3
LIBER 11357, PAGE 1193
FILED MAP LOT #3

N 26°44'39" E
45.00'
R=25.00
L=26.39
R=60.00
L=94.12

PAUL COURT

S 81°48'05" E
274.77'

LOT 1
153,654 S.F.
3.52 ± AC.

LOT 2
95,623 S.F. = 2.19 AC.
11,552 S.F. = 0.26 AC. - ROAD
2,105 S.F. = 0.05 AC. - EASEMENT
81,966 S.F. = 1.88 AC. NET LOT AREA

LOT 4
80,168 S.F.
1.84 ± AC.

LOT 3
106,506 S.F. = 2.44 AC.
12,196 S.F. = 0.28 AC. - ROAD
706 S.F. = 0.02 AC. - EASEMENT
93,604 S.F. = 2.14 AC. NET LOT AREA

LANDS NOW OR FORMERLY
SALTINI
SECTION 56, BLOCK 1, LOT 10
LIBER 1847, PAGE 1029

N36°39'01"W
77.38'

N41°42'01"W
113.20'

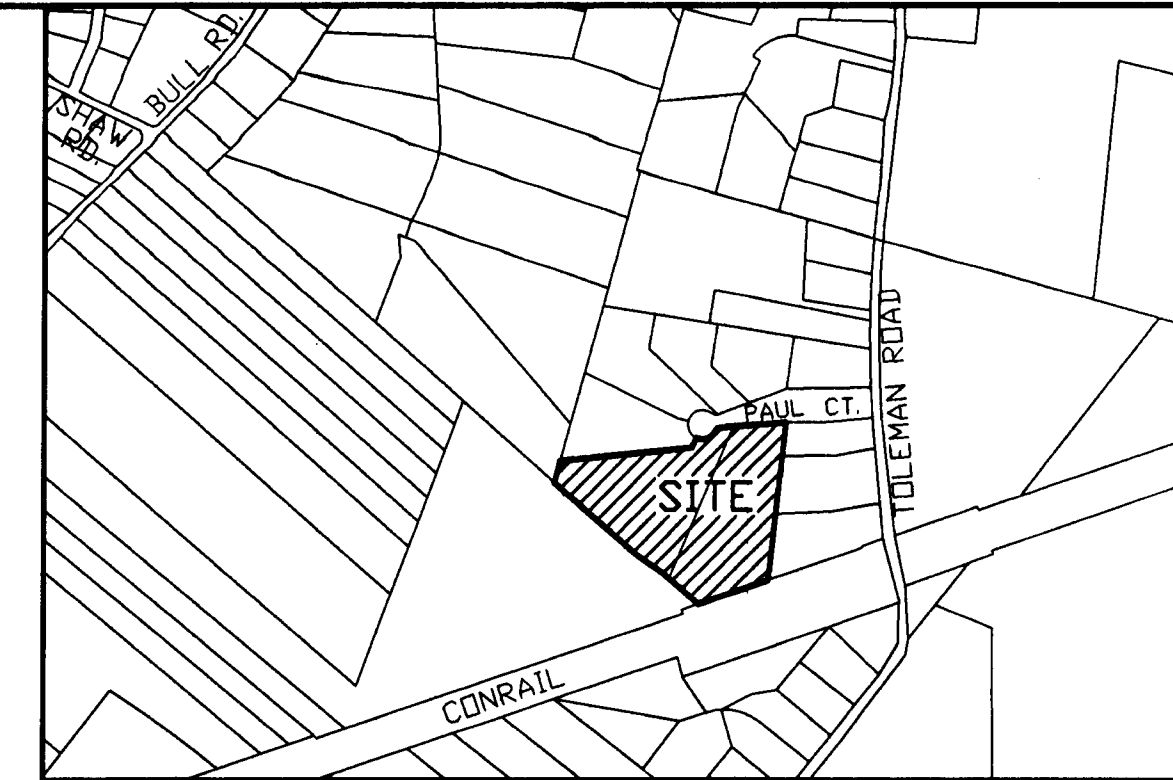
N36°51'05"W
192.42'

S82°52'38"W

LANDS NOW OR FORMERLY
PENNSYLVANIA LINES, LLC
SECTION 56, BLOCK 1, LOT 39.1
LIBER 5119, PAGE 132

LANDS NOW OR FORMERLY
J.P. & J.P. ASSOCIATES, INC.
SECTION 56, BLOCK 1, LOT 19.11
LIBER 4886, PAGE 171

LANDS NOW OR FORMERLY
PLANT 1, LOT 19.12
SECTION 56, BLOCK 1, LOT 19.13
LIBER 4886, PAGE 73



VICINITY MAP SCALE: 1" = 800'

ZONING DATA

DISTRICT: R-1 (RURAL RESIDENTIAL)	REQUIRED	PROVIDED			
		LOT 1	LOT 2	LOT 3	LOT 4
MINIMUM LOT AREA =	80,000 S.F.	153,654	**	**	80,168
MINIMUM LOT WIDTH =	175' *(125')	747'	125'	125'	516'
MINIMUM FRONT YARD =	45'	86'	69'	170'	72'
MINIMUM SIDE YARD =	40'/80'	156/347	41/87	42/286	76/470
MINIMUM REAR YARD =	50'	101'	278'	183'	50'
MIN. STREET FRONTAGE =	70'	89'	69'	170'	72'

* IF GREATER THAN 50% ROAD FRONTAGE ON CUL-DE-SAC.
** SEE PLAN VIEW

TAX MAP NUMBER

SECTION: 56
BLOCK: 1
LOT: 53.1 & 53.2

DEED REFERENCE

LIBER: 4233
PAGE: 242

TOTAL TRACT AREA

FILED MAP LOT # 1
217,991 S.F.
= 5.00± ACRES

FILED MAP LOT # 2
217,960 S.F.
= 5.00± ACRES

TOTAL = 10.0± AC.

RECORD OWNERS

FILED MAP LOT # 1
ROCCO & JANELL ROMEO
3 PAUL CT.
NEW WINDSOR, NEW YORK 12553

FILED MAP LOT # 2
JUAN DAVID & SANDRA DIAZ
7 PAUL CT.
NEW WINDSOR, NEW YORK 12553

SUBDIVIDER

HIGHVIEW ESTATES OF
ORANGE COUNTY, INC.
PO BOX 286
SALISBURY MILLS, NY 12577

MAP REFERENCE

BEING LOT # 1 & # 2 AS SHOWN ON A MAP
ENTITLED " 6 LOT SUBDIVISION - LANDS OF:
HIGHVIEW ESTATES OF ORANGE COUNTY, INC.,
TOLEMAN ROAD, TOWN OF NEW WINDSOR,
COUNTY OF ORANGE, STATE OF NEW YORK",
FILED IN THE ORANGE COUNTY CLERKS OFFICE
ON DECEMBER 15, 2003 AS MAP # 677-03.

NOTES

1. LOCATION OF HOUSE, WELL AND SEPTIC SYSTEM SHOWN ON LOTS
1 & 4 TAKEN FROM SURVEY BY DANIEL P. YANOSH, L.L.S. DATED
SEPTEMBER 14 & 23, 2004 AND REVISED AUGUST 10, 2005.

TOWN OF NEW WINDSOR APPROVAL

PLAT

SHEET NO. 1 OF 4
SCALE: 1" = 50'
DATE: DECEMBER 6, 2005
JOB NO. 25051 DRAWN BY:

SUBDIVISION / LOT LINE CHANGE
FOR
HIGHVIEW ESTATES
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

ZIMMERMAN ENGINEERING & SURVEYING, P.C.
148 ROUTE 17M
HARRIMAN, NEW YORK 10926
PHONE: (845) 782-7976 FAX: (845) 782-3148 E-MAIL: zimeng@frontiernet.net

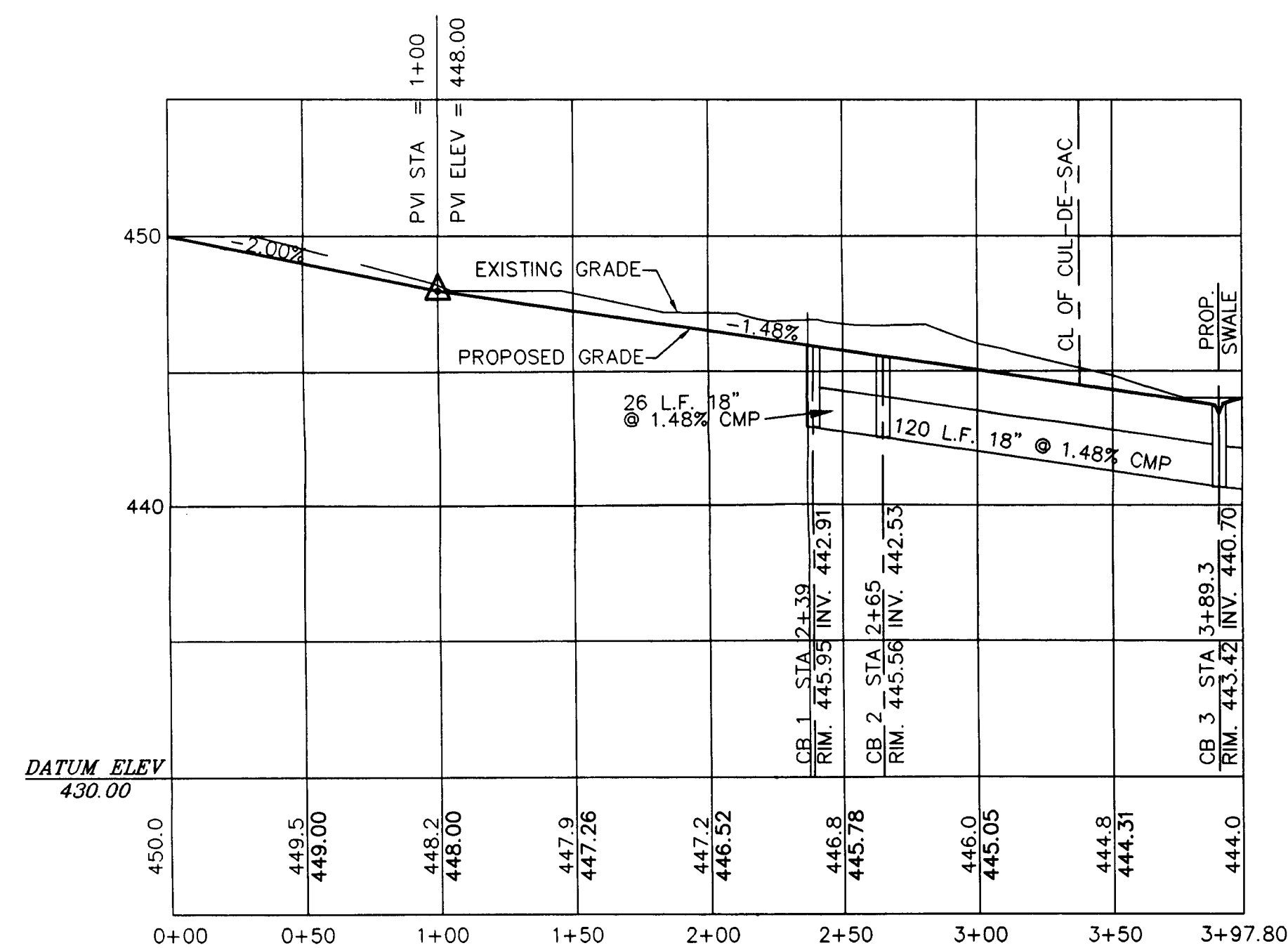
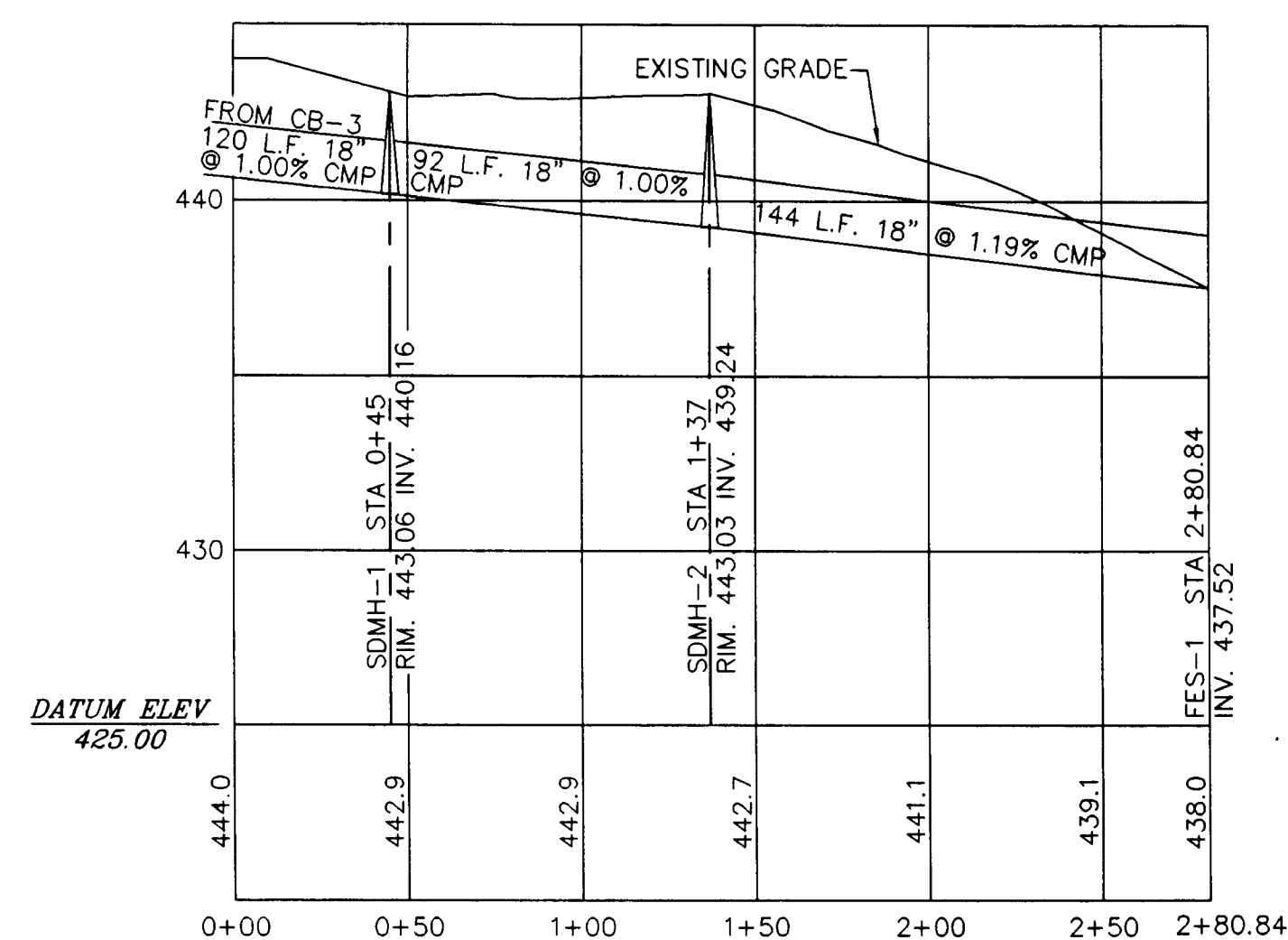
I HEREBY CERTIFY THAT THE SEWAGE & WATER FACILITIES
SHOWN ON THIS PLAT HAVE BEEN DESIGNED IN ACCORDANCE
WITH THE STANDARDS & REQUIREMENTS PROMULGATED BY THE
N.Y.S. DEPT. OF HEALTH & ENVIRONMENTAL CONSERVATION FOR
RESIDENTIAL LOTS & FURTHER THAT SUCH DESIGN IS BASED
UPON ACTUAL SOIL & SITE CONDITIONS FOUND UPON SUCH LOT
AT THE DESIGN LOCATION AT THE TIME OF SUCH DESIGN.

I HERBY CERTIFY THIS MAP
TO BE A TRUE SURVEY PERFORMED IN THE
FIELD AND THAT IT IS TO THE BEST OF
MY KNOWLEDGE AND BELIEF CORRECT.

DANIEL P. YANOSH, L.L.S.
N.Y.S. LIC. # 49561

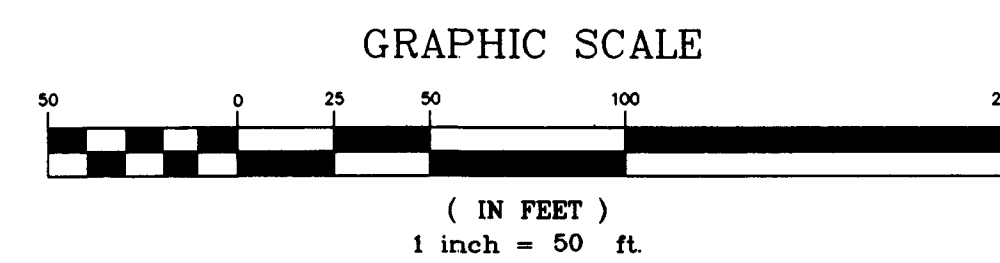


GERALD ZIMMERMAN P.E. LIC. NO. 47391
P.L.S. LIC. NO. 49410



LEGEND

- | | | | |
|-----------|------------------------|----------|---------------------------|
| ----- | PROPERTY BOUNDARY | □ CB 1 | PROPOSED CATCH BASIN |
| ○○○○○○ | EXISTING STONE WALL | ⊙ SDMH-1 | PROPOSED DRAINAGE MANHOLE |
| --- | EXISTING 2' CONTOUR | ● | PERCOLATION TEST |
| - - - | EXISTING 10' CONTOUR | ○ | CLEAN OUT |
| - · - · - | PROPOSED 2' CONTOUR | ⊙ | PROPOSED WELL |
| - · - · - | PROPOSED 10' CONTOUR | ⊙ | EXISTING WELL |
| □ | PROPOSED HOUSE | ⊙ | DISTRIBUTION BOX |
| --- | PROPOSED DRIVEWAY | ⊙ | SEPTIC TANK |
| ===== | PROPOSED DRAINAGE LINE | | |



GERALD ZIMMERMAN P.E. LIC. NO. 47391
P.L.S. LIC. NO. 49410

REVISIONS:
JANUARY 12, 2006

GRADING AND UTILITY PLAN

SHEET NO. 2 OF 4

SCALE: 1" = 50'

DATE: DECEMBER 6, 2005

JOB NO. 25051 DRAWN BY: L.C.

SUBDIVISION / LOT LINE CHANGE
FOR
HIGHVIEW ESTATES

TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK

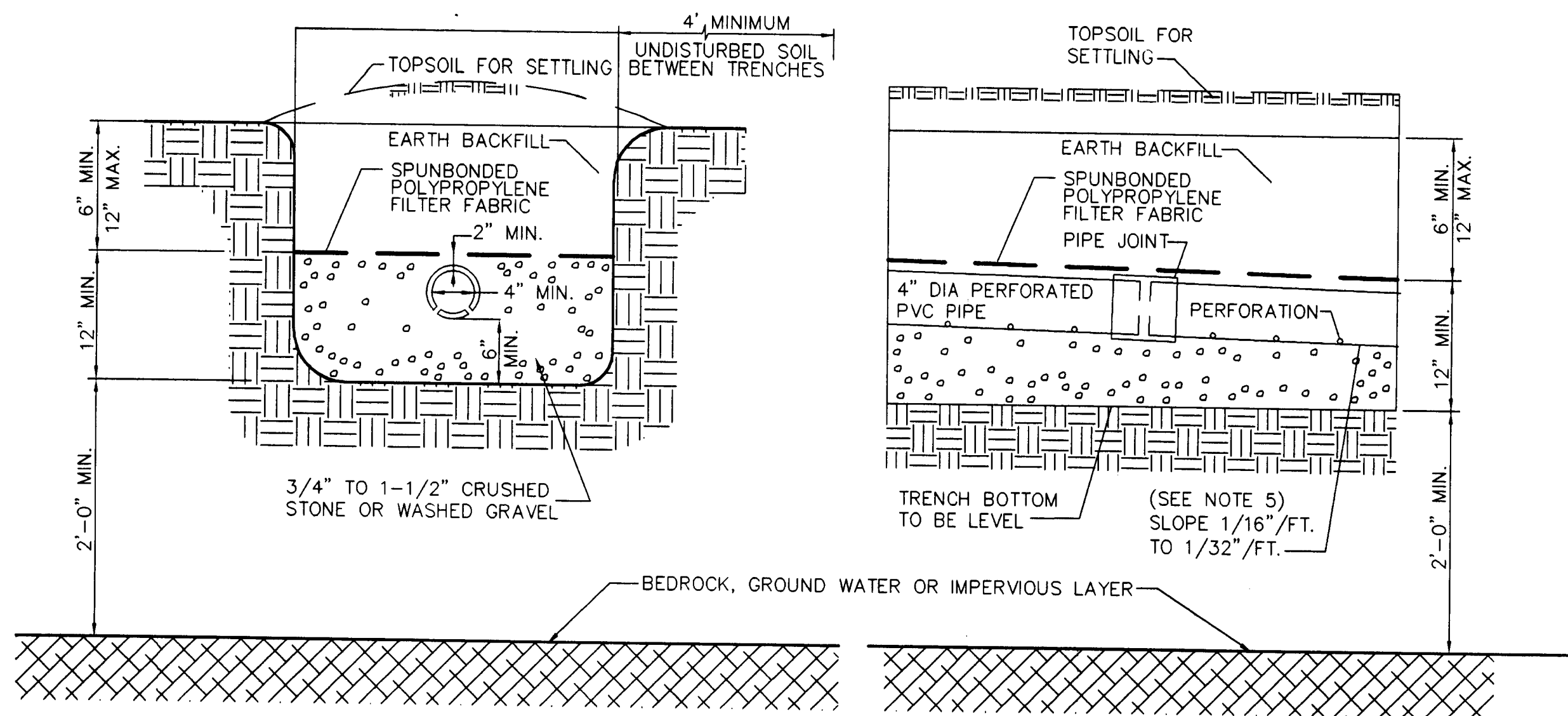
ZIMMERMAN ENGINEERING & SURVEYING, P.C.

148 ROUTE 17M

HARRIMAN, NEW YORK 10926

PHONE: (845) 782-7976 FAX: (845) 782-3148 E-MAIL: zimeng@frontiernet.net

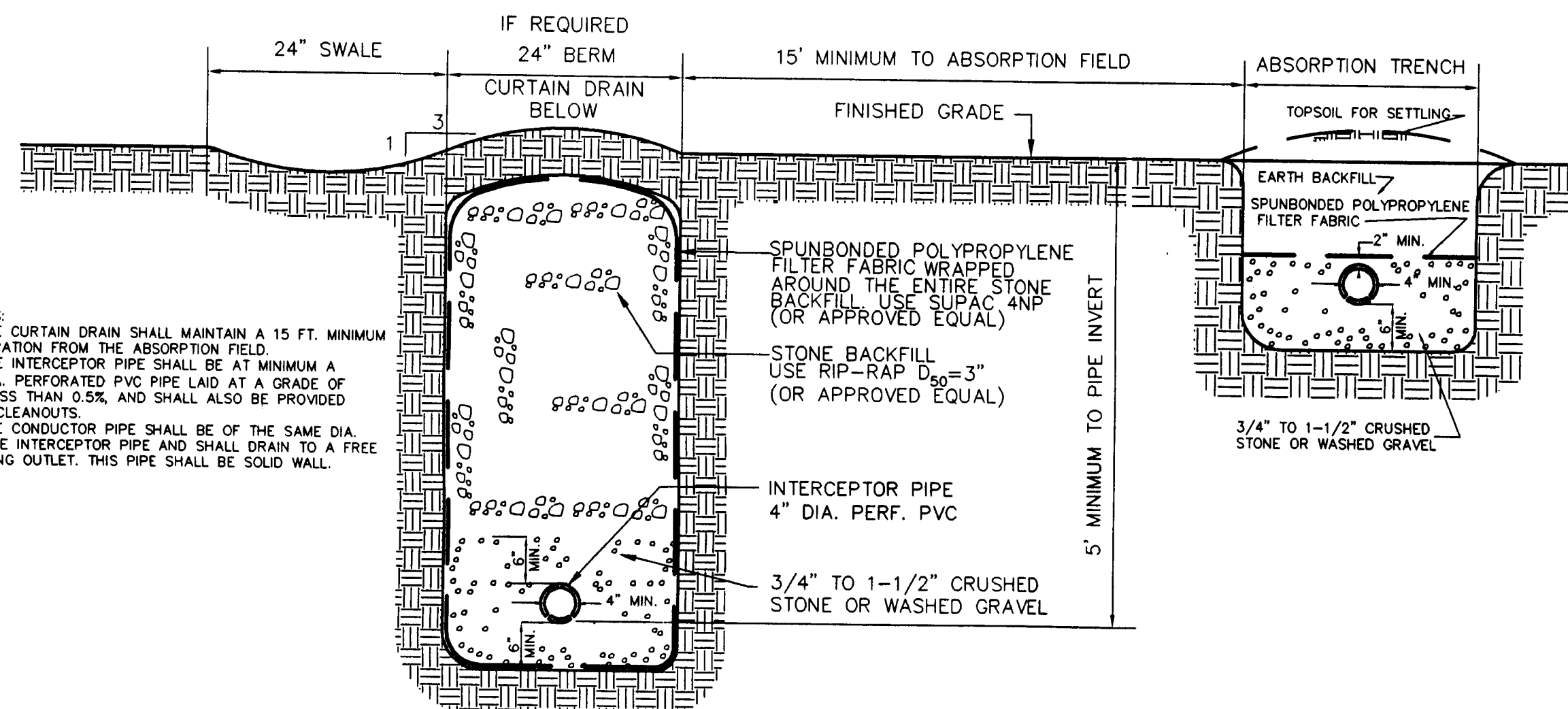
TOWN OF NEW WINDSOR APPROVAL



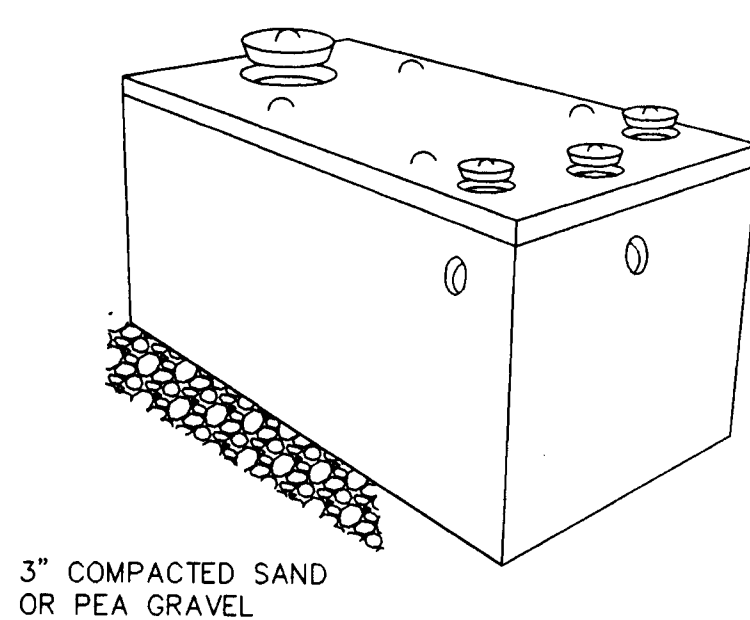
ABSORPTION TRENCH DETAIL

ABSORPTION TRENCH NOTES:

- DO NOT INSTALL TRENCHES IN WET SOIL.
- RAKE SIDES AND BOTTOM OF TRENCHES PRIOR TO PLACING GRAVEL.
- THE ENDS OF ALL DISTRIBUTION PIPES ARE TO BE PLUGGED.
- MAXIMUM LENGTH OF LATERALS = 60' (GRAVITY SYSTEM)
100' (DOSED & PUMP SYSTEMS)
- FOR DOSED & PUMP SYSTEMS SET PERFORATED PIPE LEVEL



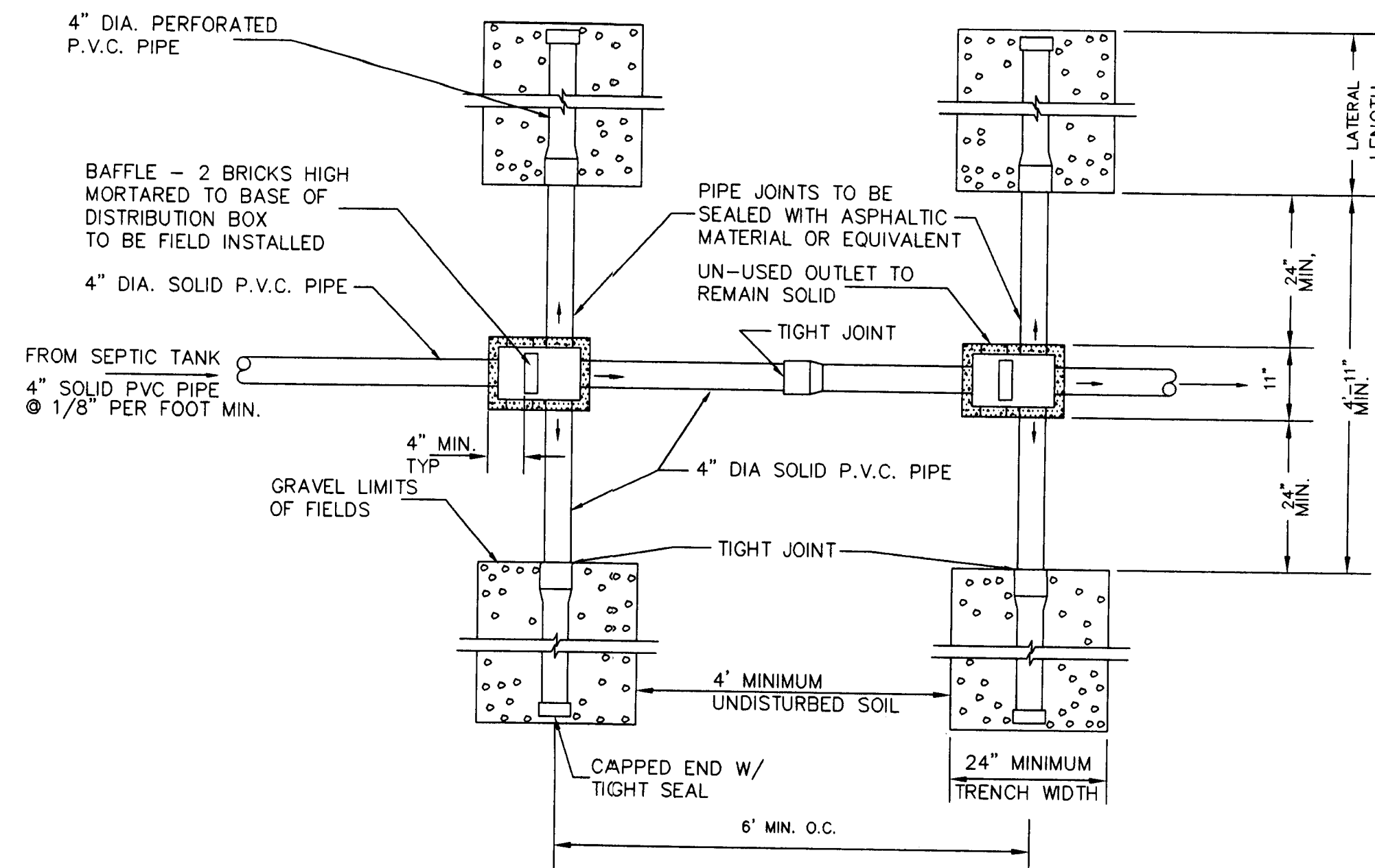
SWALE / BERM & CURTAIN DRAIN DETAIL



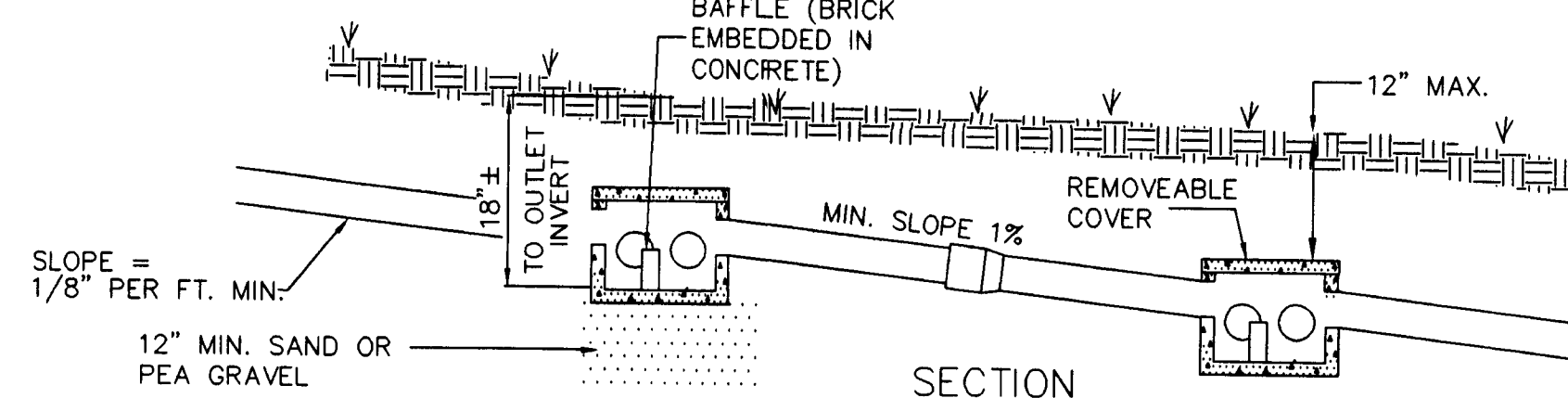
SPECIFICATIONS	PRECAST SEPTIC TANKS MODEL ST-1250 1250 GALLONS
CONCRETE MINIMUM STRENGTH: 4,000 PSI AT 28 DAYS	
REINFORCEMENT: 6" X 6" X 10GA. WIRE MESH, #4 REBAR	
AIR ENTRAINMENT: 5%	
CONSTRUCTION JOINT: BUTYL RUBBER SEALANT	
PIPE CONNECTION: POLYLOK SEAL (PATENTED)	
LOAD RATING: 300 PSF WEIGHT = 9,500 LBS	

SEPTIC TANK NOTES:

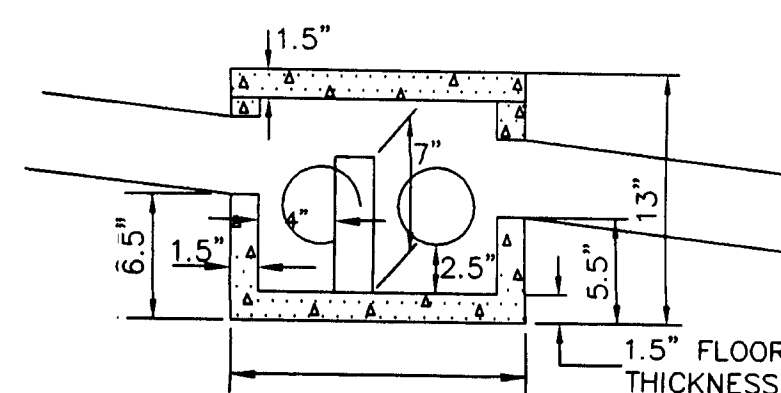
- USE SEPTIC TANKS MANUFACTURED BY WOODARDS CONCRETE PRODUCTS INC. OR APPROVED EQUAL. (MODEL ST-1250)
- MINIMUM CONCRETE STRENGTH - 4,000 P.S.I. AT 28 DAYS.
- STEEL REINFORCEMENT - 6" X 6" X 10 ga. WELDED WIRE MESH.
- CONSTRUCTION JOINT SEALED WITH BUTYL RUBBER BASED CEMENT.
- PIPE CONNECTION - "POLY-LOC" SEAL
- BOTTOM OF SEPTIC TANK SHALL REST UPON A LEVEL 3" THICK MIN. BED OF COMPACTED SAND OR PEA GRAVEL.
- TOP OF SEPTIC TANK SHALL BE 6" MIN. & 12" MAX BELOW FINISHED GRADE.
- BAFFLE AT END INLET MAY BE RELOCATED TO SIDE INLETS AS NECESSARY.



PLAN



SECTION



BOX SECTION

DROP BOX DETAIL

N.T.S.

DROP BOX NOTES:

- MAXIMUM LENGTH OF LATERAL = 60' USE DISTRIBUTION BOX MODEL DB-6DB MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. OR AN APPROVED EQUAL
- LATERAL LENGTHS CALLED FOR IN THE SEPTIC DESIGN DATA TABLE REFER TO THE NET LENGTH OF PERFORATED PIPE AND SPECIFICALLY EXCLUDE THE DISTANCE OCCUPIED BY THE DROP BOX (11") AND SOLID PIPES (24" MIN. EACH)

SYSTEM COMPONENT	WELL OR SUCTION LINE	TO STREAM, LAKE WATERCOURSE (B) OR WETLAND	DWELLING	PROPERTY LINE	DRAINAGE DITCH (B)
HOUSE SEWER (WATERTIGHT JOINTS)	25' IF CAST IRON OR PVC WITH O-RING JOINTS, 50' OTHERWISE	25'	3'	10'	
SEPTIC TANK	50'	50'	10'	10'	10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'	10'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'	20'
ABSORPTION FIELD	100' (A)	100'	20'	10'	35'
SEEPAGE PIT	150' (A)	100'	20'	10'	35'
DRY WELL (ROOF AND FOOTING)	50'	25'	20'	10'	10'

NOTES:

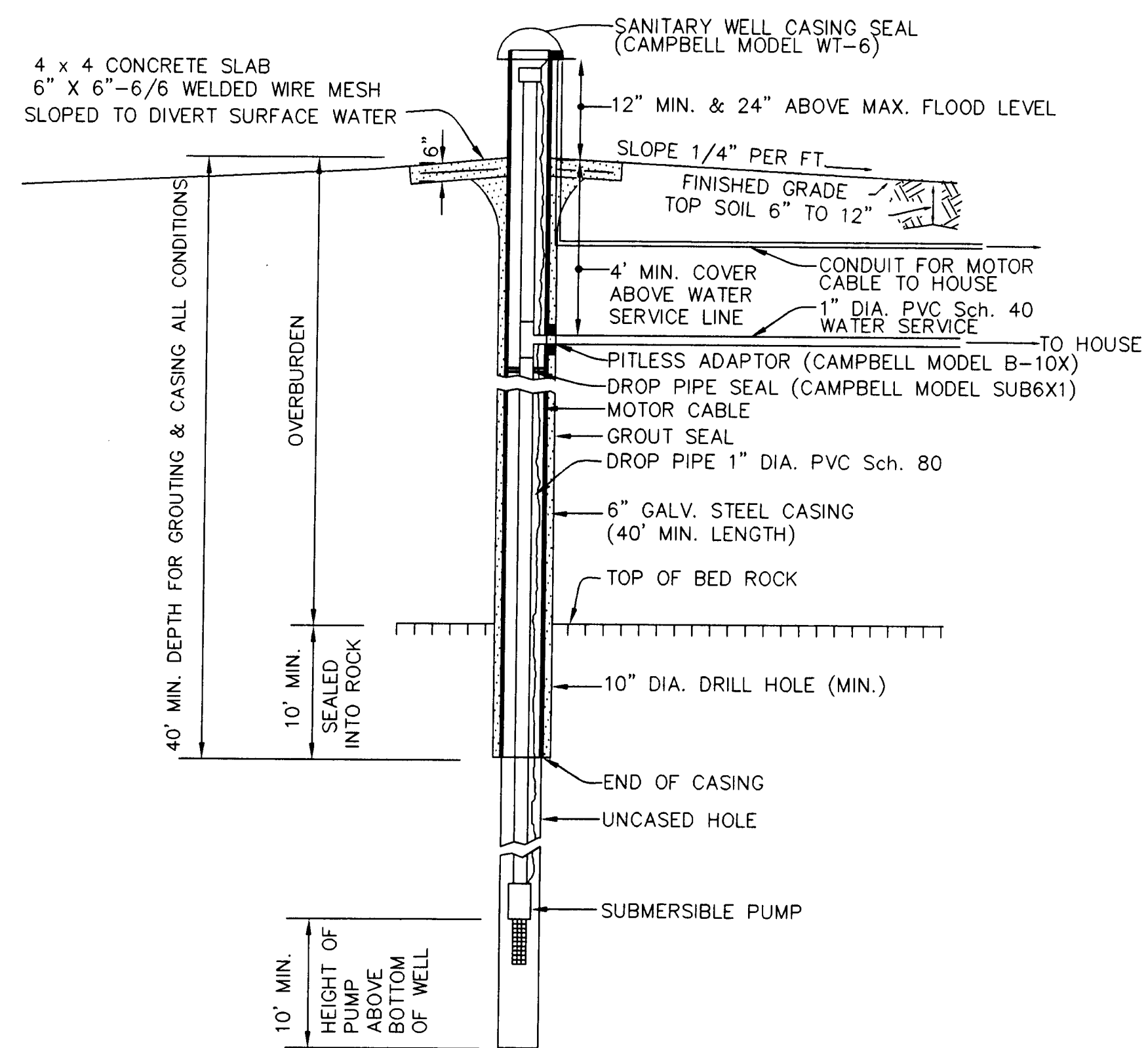
- WHEN SEWAGE TREATMENT SYSTEMS ARE LOCATED IN COARSE GRAVEL OR UPGRADE AND IN THE GENERAL PATH OF DRAINAGE TO A WELL, THE CLOSEST PART OF THE TREATMENT SYSTEM SHALL BE AT LEAST 200 FEET AWAY FROM THE WELL
- MEAN HIGH WATER MARK
- FOR ALL SYSTEMS INVOLVING THE PLACEMENT OF FILL MATERIAL, SEPARATION DISTANCES ARE MEASURED FROM THE TOE OF SLOPE OF THE FILL

SEPARATIONS TABLE



GERALD ZIMMERMAN P.E. LIC. NO. 47391
P.L.S. LIC. NO. 49410

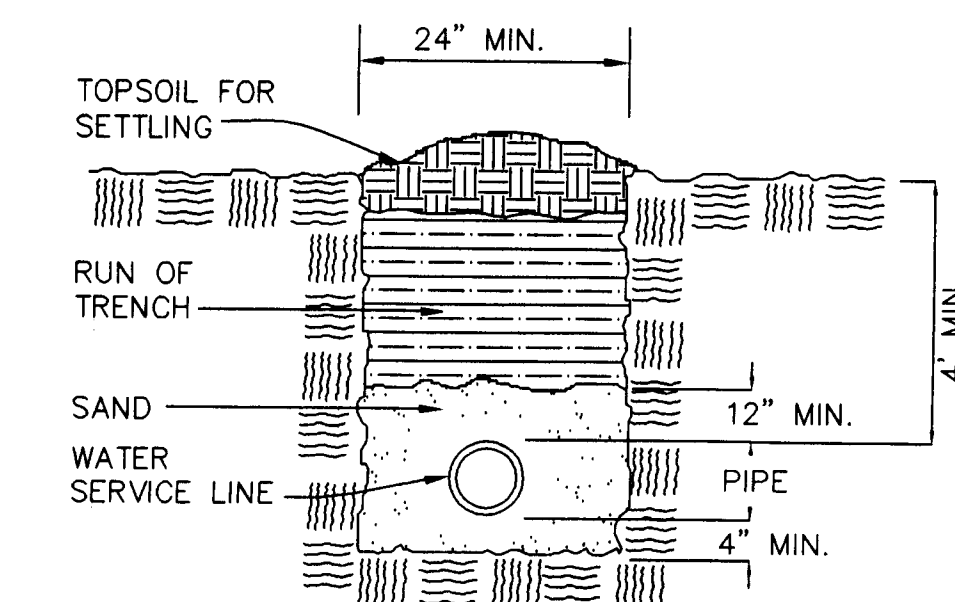
REVISIONS:



WELL DETAIL-TYPICAL

WELL NOTES

- PUMP SETTING TO BE ESTABLISHED IN FIELD MIN. YIELD TO BE 5 G.P.M. (STABILIZED RATE)
- GROUTING AROUND PIPE CASING SHALL EXTEND AT LEAST 40' BELOW GRADE AND SHALL BE NEAT CEMENT GROUT. GROUT SHALL BE PLACED UPWARD FROM THE BOTTOM AS ONE CONTINUOUS MASS. MIX: 1 BAG CEMENT (94 lb.) & 5 TO 6 GAL. WATER.
- STEEL CASING: 6" DIA. (IN ACCORDANCE WITH A.W.W.A. STANDARD A100-MOST CURRENT EDITION) DRILL HOLE 10" DIA. THE MINIMUM CASING DEPTH SHALL BE THROUGH THE OVERBURDEN AND AT LEAST 10' INTO BED ROCK. CASING SHALL BE GROUTED INTO FIRM BEDROCK. UNDER NO CONDITION SHOULD CASING AND GROUTING EXTEND LESS THAN 40' DEEP.
- USE OF TEMPORARY OUTSIDE CASING MAY BE NECESSARY TO PERMIT GROUTING WHERE CAVING IN IS ENCOUNTERED.
- EXPECTED SOIL STRATA (REFERENCE ONLY)

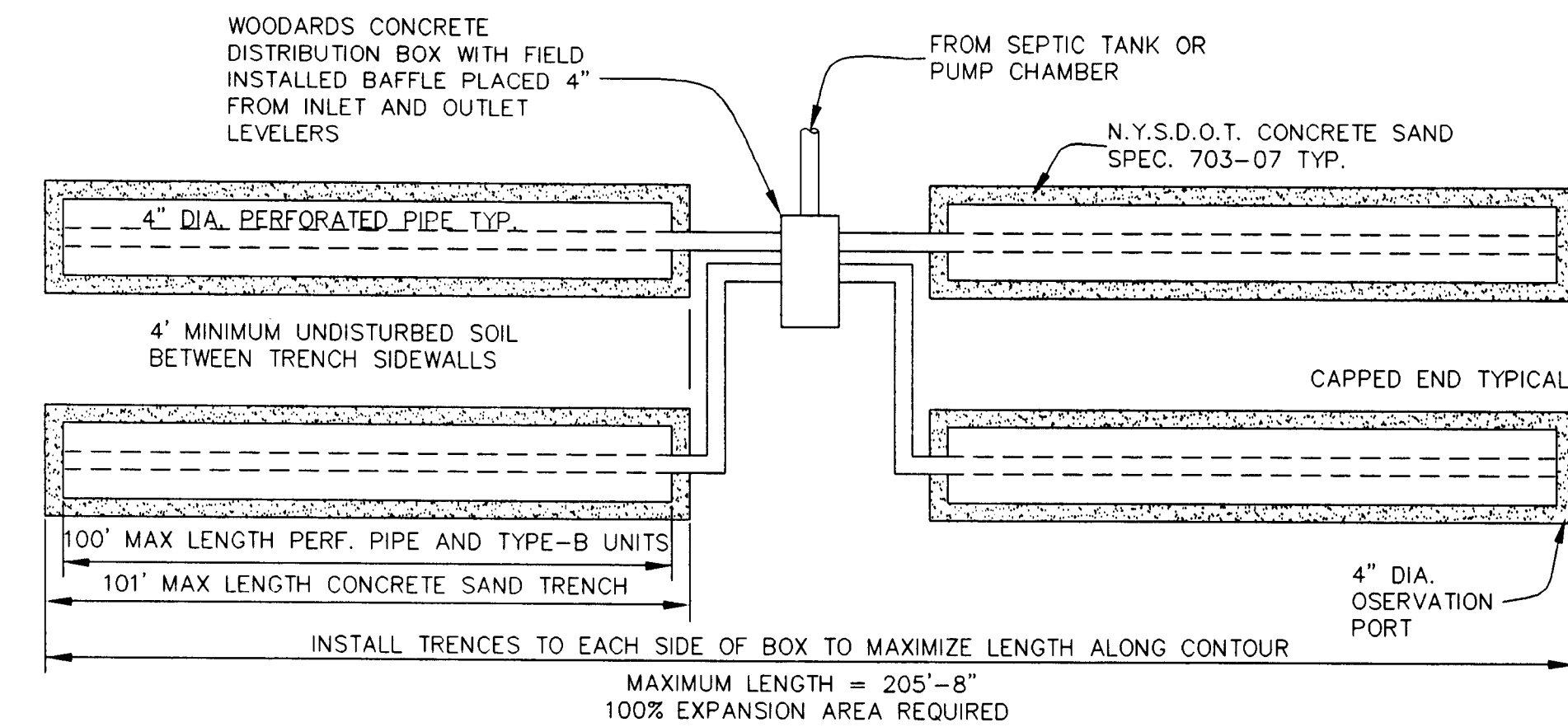


WATER LINE TRENCH DETAIL

DETAILS

SHEET NO. 3 OF 4		SUBDIVISION / LOT LINE CHANGE FOR HIGHVIEW ESTATES TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK
SCALE: NTS		
DATE: DECEMBER 6, 2005		
JOB NO. 25051	DRAWN BY: L.C.	
ZIMMERMAN ENGINEERING & SURVEYING, P.C. 148 ROUTE 17M HARRIMAN, NEW YORK 10926 PHONE: (845) 782-7976 FAX: (845) 782-3148 E-MAIL: zimeng@frontiernet.net		

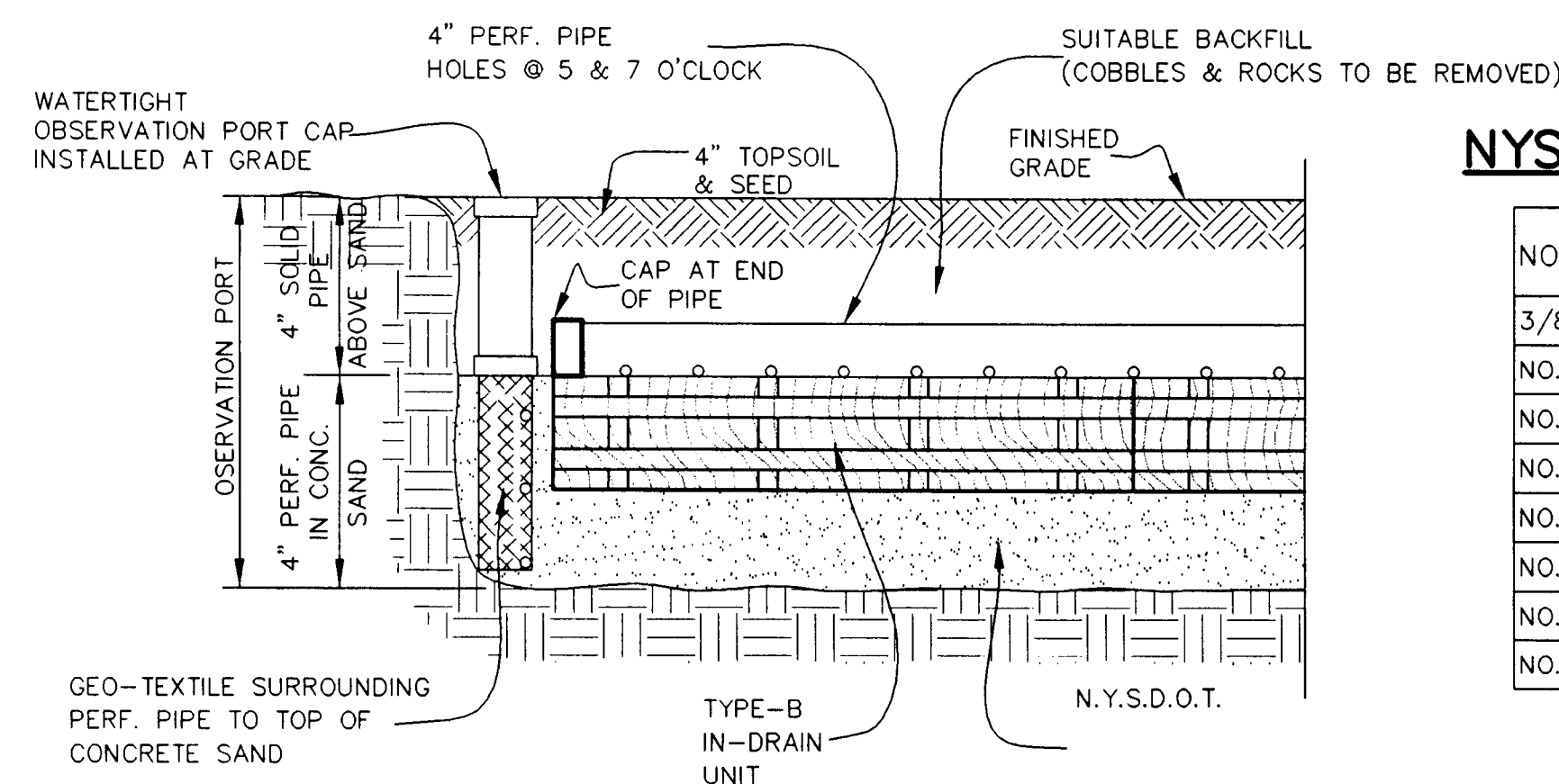
TOWN OF NEW WINDSOR APPROVAL



ELJEN IN-DRAIN ABSORPTION TRENCH CONFIGURATION

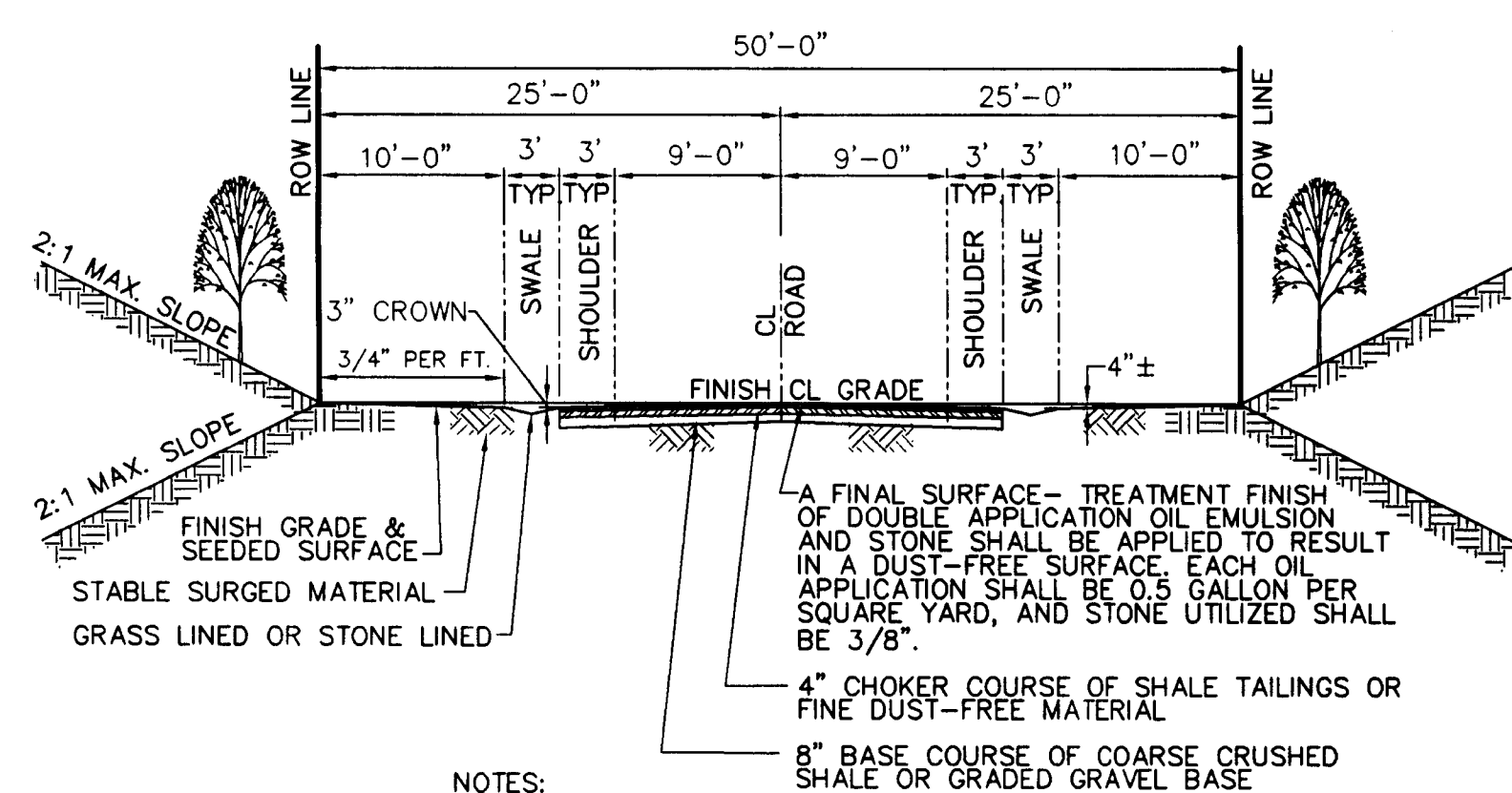
N.T.S.

INSTALLER SHALL NOT DEVIATE FROM THE DESIGN SHOWN ON THE PLAN.



"ELJEN IN-DRAIN" OBSERVATION PORT DETAIL

N.T.S.



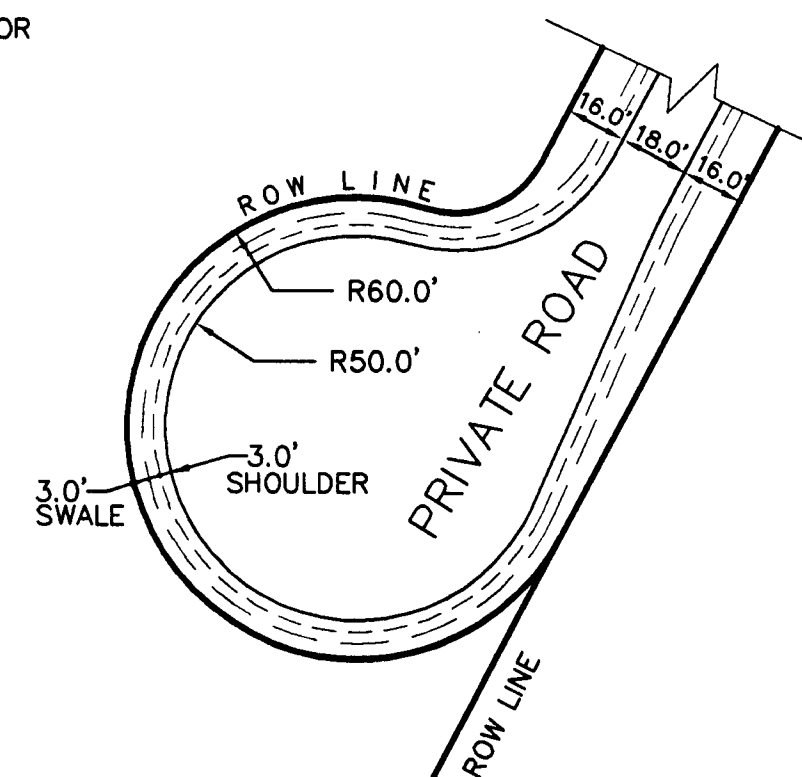
NOTES:

1. ALL TREES TO BE REMOVED WITHIN ROW LINE.
2. SIDEWALK NOT SHOWN BUT REQUIRED UNLESS REQUIREMENT IS WAIVED BY THE TOWN BOARD.
3. THIS CROSS-SECTION CAN ONLY BE UTILIZED UPON APPROVAL OF THE TOWN BOARD.

ROADWAY CROSS SECTION

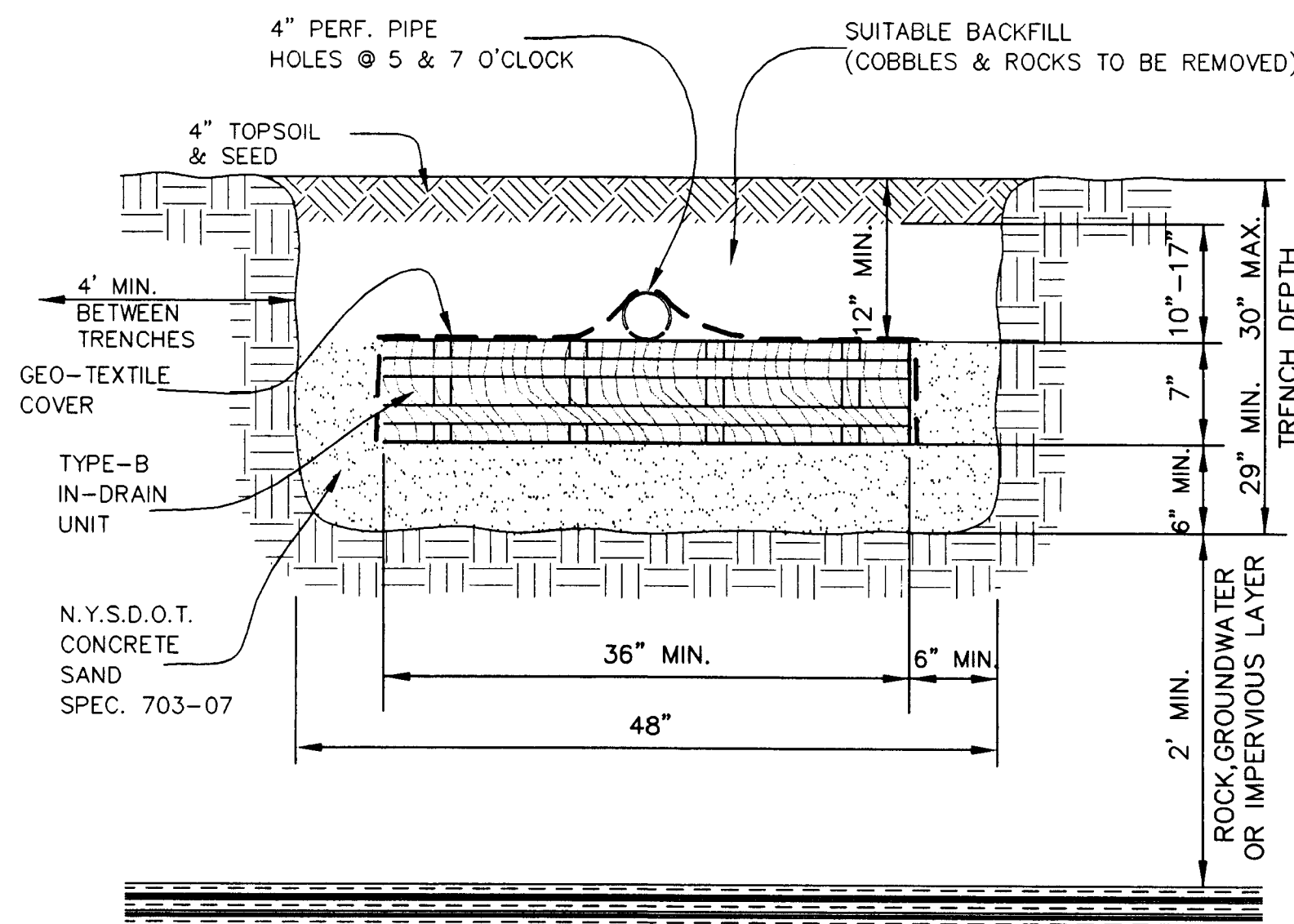
(PRIVATE ROAD)

NTS



CUL-DE-SAC DETAIL

NTS



"ELJEN IN-DRAIN" TRENCH DETAIL

ELJEN TRENCH NOTES:

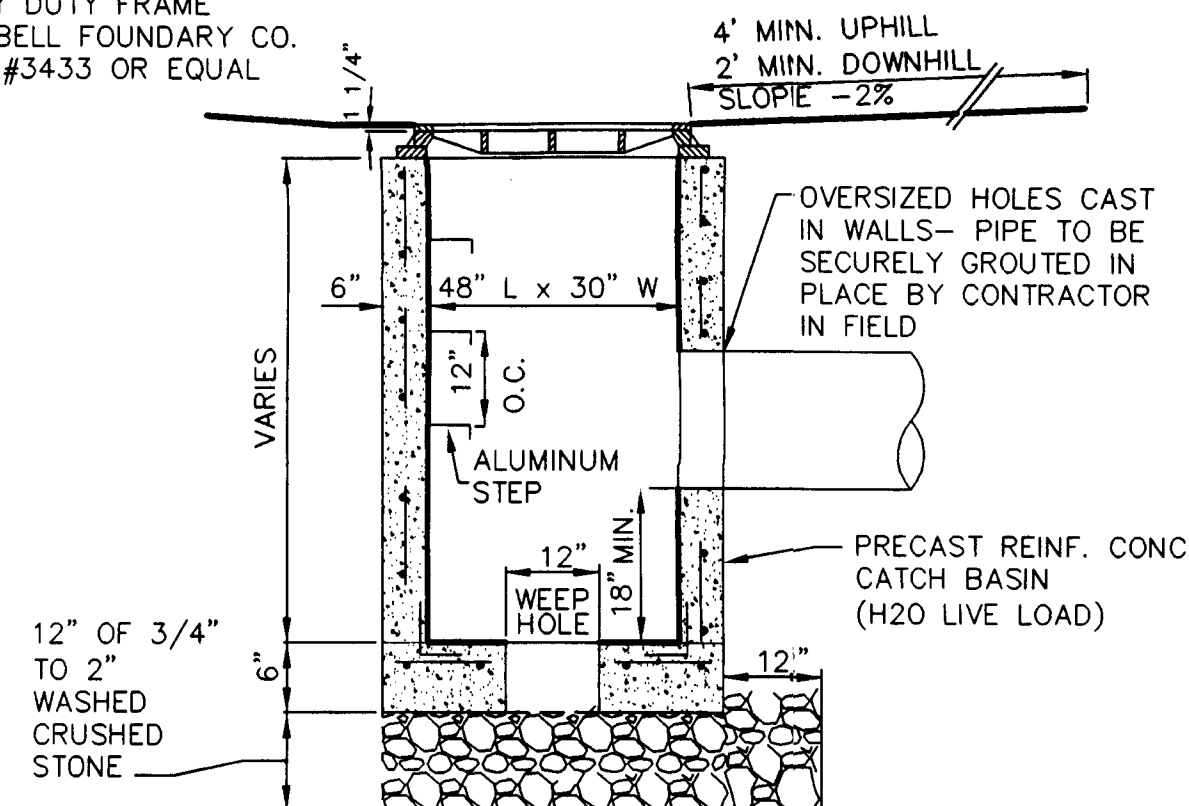
1. DO NOT INSTALL TRENCHES IN WET SOIL.
2. RAKE SIDES AND BOTTOM OF TRENCHES PRIOR TO PLACING GRAVEL.
3. THE ENDS OF ALL DISTRIBUTION PIPES ARE TO BE PLUGGED.
4. MINIMUM DISTANCE BETWEEN TRENCHES = 4'
5. MAXIMUM LENGTH OF LATERALS = 100'
6. INSTALLER SHALL UTILIZE WIRE HOOPS PROVIDED WITH THE MODULES TO SECURE 4" DIA. PERF. PIPE TO MODULES.
7. INSTALLER SHALL NOT DEVIATE FROM THE DESIGN SHOWN ON THE PLAN.

NYSDOT SAND SPECIFICATION 703-07

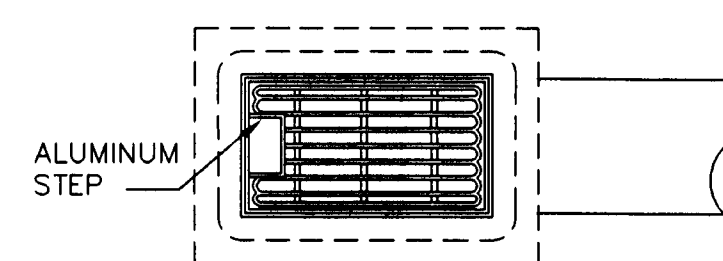
NO. 200 (WET)	PERCENT PASSING BY WEIGHT	
	MINIMUM	MAXIMUM
3/8 INCH	100	
NO. 4	90	100
NO. 8	75	100
NO. 16	50	85
NO. 30	25	60
NO. 50	10	30
NO. 100	1	10
NO. 200 (WET)	0	3

ELJEN IN-DRAIN SYSTEMS MUST BE INSTALLED BY A CERTIFIED ELJEN CONTRACTOR

HEAVY DUTY FRAME
CAMPBELL FOUNDARY CO.
TYPE #3433 OR EQUAL

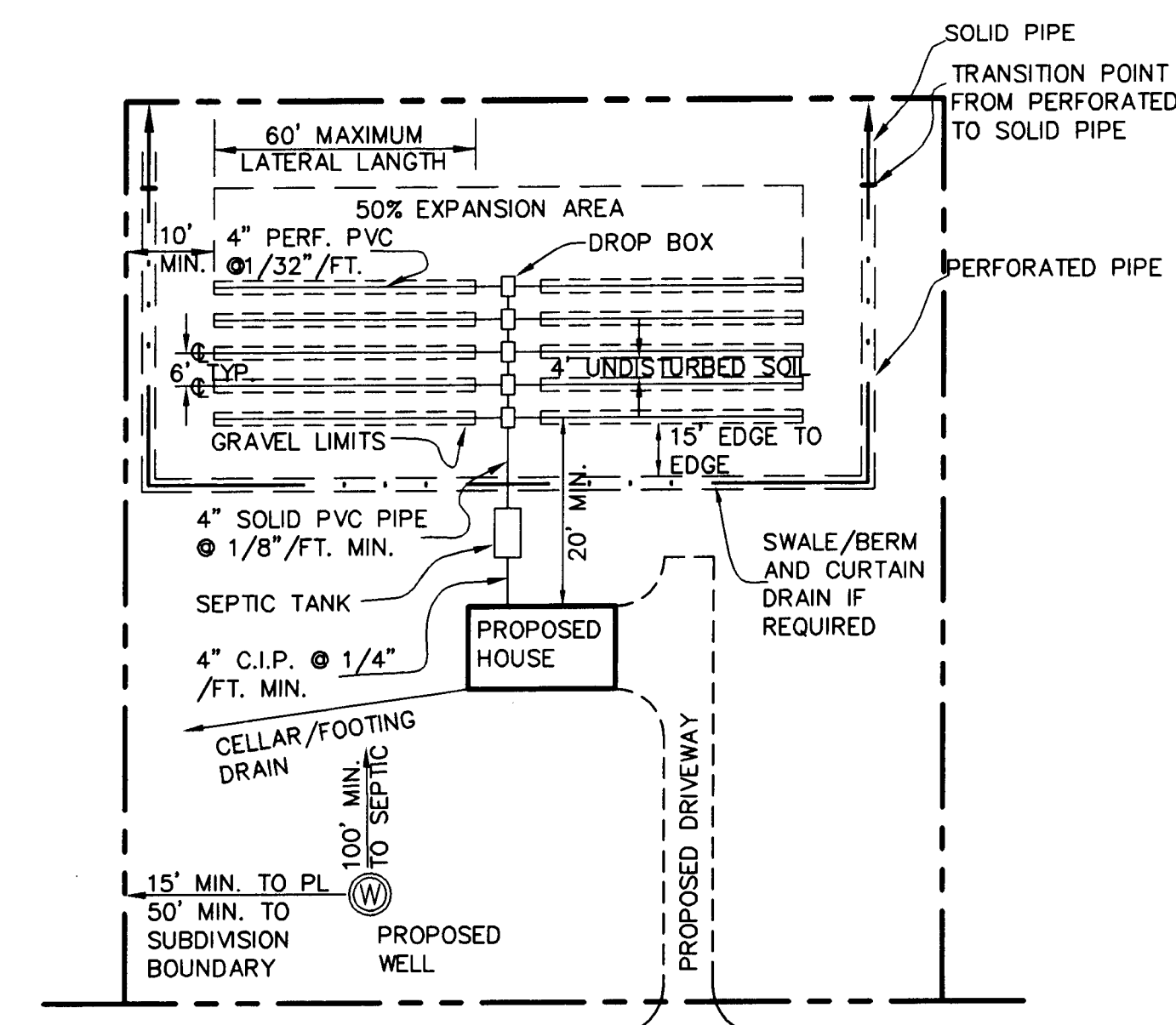


SECTION



PLAN FLAT INLET CATCH BASIN DETAIL

N.T.S.



LEGEND:
C.I.P. = CAST IRON PIPE
P.V.C. = POLY VINYL CHLORIDE

TYPICAL LOT LAYOUT

NOTES:

1. CELLAR, ROOF & FOOTING DRAINS SHALL DISCHARGE AWAY FROM SEPTIC SYSTEMS & WELLS
2. NO GRADING SHALL BE PERMITTED IN THE DISPOSAL FIELD. (EXCEPT FILL SYSTEMS)
3. SEPTIC FIELDS & WELLS SHALL NOT BE RELOCATED.
4. SEPTIC FIELDS SHALL BE A MINIMUM OF 100' FROM PONDS AND/OR WATER COURSES.
5. ABSORPTION TRENCHES SHALL NOT BE INSTALLED IN WET SOIL.
6. SIDES AND BOTTOM OF TRENCHES SHALL BE RAKED PRIOR TO PLACING GRAVEL.
7. FOR FURTHER INFORMATION, REFER TO OTHER INDIVIDUAL DETAILS SHOWN ON THIS SHEET.

LOT NO.	PERCOLATION RATES (MINUTES/INCH)								DESIGN RATE (MIN./IN.)	NUMBER OF BEDROOMS	FLOW RATE (G.P.D.)	SEPTIC TANK SIZE (GAL.)	REQUIRED FIELD SIZE (L.F.)	DESIGN PROVIDED # LINES X LENGTH=L.F. CDR=CURTAIN DRAIN REQ'D
	100	200	300	400	5	6	7	8						
1	(101) 18	(201) 25							21-30	4	520	1,250	433	8 x 55 = 440
2			(102)	(202)										
3			(103)	(203)										
4	(104) 8	(204) 10							21-30	4	520	1,250	433	8 x 55 = 440

PERCOLATION TEST SERIES 100 & 200 PERFORMED JULY 18, 2002

DETAILS

SHEET NO. 4 OF 4

SCALE: NTS

DATE: DECEMBER 6, 2005

JOB NO. 25051

DRAWN BY: L.C.

SUBDIVISION / LOT LINE CHANGE
FOR
HIGHVIEW ESTATES

TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK

ZIMMERMAN ENGINEERING & SURVEYING, P.C.

148 ROUTE 17M

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REVISIONS:
JANUARY 12, 2006